



pearson
ferrier®



136 MARKET STREET
Ramsbottom, BL0 0JF
£249,995

136 MARKET STREET

Property at a glance

- stunning end period cottage
- highly regarded village setting
- superb rear views
- good m-way access
- three bedrooms
- spacious interior

Market Street, Edenfield is a superbly presented, three bedroom stone built, period end cottage located in this highly popular and sought after village enjoying superb views over neighbouring farmland and countryside. The house retains much character and features throughout with a contemporary finish, the property is within easy walking distance to the village centre and a short drive to Ramsbottom and Rawtenstall centres and access to the motorway network. The property is double glazed and warmed by gas fired central heating, the accommodation briefly comprises, entrance hall, living room with feature fireplace and recessed stove, steps up the dining area, fitted kitchen, first floor with generous landing area, three bedrooms and bathroom. Outside there is a side path leading to a raised rear patio garden rented annually. Freehold Property/Council Tax Band B







Floor 0



Floor 1

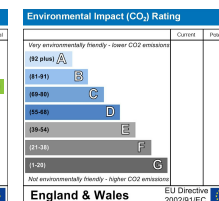
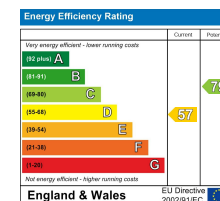
Approximate total area^m
841.09 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ramsbottom Office
11 Bolton Street, Ramsbottom, BL0 9HU
Telephone: 01706 822630
Fax: #
Email: ramsbottom@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.